









welcome to

Kingsway, Thurnscoe Rotherham

MAKE YOUR MOVE ON KINGSWAY! This spacious three-bedroom semi-detached home is packed with potential and ready for new owners to make it their own. It's the perfect opportunity to add your own style and create a fantastic family / investment home. NO CHAIN - CALL NOW!













Agents Note

Ground Floor:

Entrance Hallway

Lounge

13' 9" x 11' 10" into recess (4.19m x 3.61m into recess)

Dining Room

10' 3" x 8' 5" (3.12m x 2.57m)

Kitchen

8' 5" x 10' 6" (2.57m x 3.20m)

1st Floor:

Landing

Bedroom One

12' 1" into recess x 13' 7" into door (3.68m into recess x 4.14m into door)

Bedroom Two

8' 5" x 13' 5" (2.57m x 4.09m)

Bedroom Three

8' 6" x 9' 2" (2.59m x 2.79m)

Bathroom

Exterior:

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- 3 bedroom semi-detached, EPC C. Council Tax A
- Ideally placed for local amenities, schools, shops, and transport links.
- Ideal for someone to get their own stamp on
- Spacious throughout lounge, dining room, kitchen
- Side garden & rear garden

Tenure: Freehold EPC Rating: C

£110,000

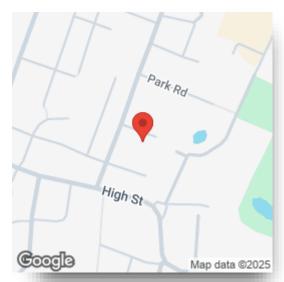


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Property Ref: MXB118052 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





Please note the marker reflects the postcode not the actual property





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